

Below is the Order of the Court.



*Mary Jo Heston*

Mary Jo Heston  
U.S. Bankruptcy Judge

(Dated as of Entered on Docket date above)

**UNITED STATES BANKRUPTCY COURT  
WESTERN DISTRICT OF WASHINGTON AT TACOMA**

In re:

SARAH HOOVER,

Debtor.

SARAH HOOVER,

Plaintiff,

v.

QUALITY LOAN SERVICE CORPORATION  
OF WASHINGTON; PHH MORTGAGE  
CORPORATION D/B/A PHH MORTGAGE  
SERVICES; HSBC BANK USA, N.A., AS  
TRUSTEE OF THE FIELDSTONE  
MORTGAGE INVESTMENT TRUST,  
SERIES 2006-2; NEWREZ, LLC; AND IH6  
PROPERTY WASHINGTON, L.P. D/B/A  
INVITATION HOMES,

Defendants.

Bk. No. 19-42890

Adversary No. 20-04002

**ORDER DENYING MOTION TO STAY  
PROCEEDINGS PENDING APPEAL AND  
ORDERING OTHER RELIEF**

This matter came before the Court on the Defendant PHH Mortgage Corporation's, HSBC Bank USA, N.A.'s, and New Rez, LLC's (collectively "PHH") motion seeking a stay of all proceedings in this case pending appeal and the resolution of a discovery dispute over punitive

ORDER DENYING MOTION TO STAY  
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1 damages between PHH and the Plaintiff, Ms. Hoover. ECF Nos. 95, 97 (the "PHH Motion").  
2 This Court issued an oral ruling on the PHH Motion on March 29, 2021, at a 1:00 PM hearing  
3 held telephonically. Based on this Court's March 29, 2021 oral findings and conclusions of law  
4 that are incorporated under Fed. R. Bankr. P. 7052, the Court hereby

5 **ORDERS** that PHH's motion for stay pending appeal, ECF Nos. 95, 97, is DENIED; it  
6 further

7 **ORDERS** that discovery on the damages against PHH for willful violation of the  
8 automatic stay under § 362(k) is suspended and the scheduled June 2, 2021 trial is stricken  
9 and will be rescheduled as needed; it further

10 **ORDERS** that adjudication of whether IH6 willfully violated the automatic stay is  
11 suspended; it further

12 **ORDERS** that a status conference will be held on April 20, 2021, at 2:30 PM to ensure  
13 that the Order has been fully complied with regarding undoing the void Sale and returning the  
14 Bonney Lake Property title to the Suleiman Trust.  
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16 */// End of Order ///*  
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